

MARKET DATA SUMMARY

Commercial Land Sales

Item No.	Location A.P. Number	Seller Buyer	Date Doc. No.	Sale Price	Size (Acres)	Price/sq. ft.	Remarks
Sub.	SEC Whittier & Philadelphia Whittier (Portion of Nelles site)		7/1/2005	N/A	4.20 182,952	N/A	Site for 42,000 sq. ft. of retail and office buildings. 23.5% coverage ratio. Will be adjacent to 674 new residences. 1.9 acres for office; 2.3 acres for retail.
COMMERCIAL LAND SALES							
1	13331 Telegraph Rd. Whittier 8157-026-019 thru 021	Children's Hospital of OC Whittier Telegraph Assoc.	1/19/2005 126971	\$1,650,000	1.46 63,600	\$25.94	Old retail building of 10,354 sq. ft. built in 1952 to be demolished. Across Telegraph from Gateway Plaza hybrid power-center.
2	11700 South Street Artesia 7039-024-024 and 025	Concord Artesia Inv. Artesia Partners, LLC	6/18/2004 1560694	\$6,300,000	6.14 267,450	\$23.56	L-shaped, vacant, level site with frontage on South & Pioneer. Planned for 80,000 sq. ft. retail, restaurant, and office.
3	SWC Cerritos & Walker Cypress Portion of 241-081-10	Ushio America, Inc. Cypress Medical Partners	Escrow Aug-05 Closing	\$2,288,220 (approximate)	1.75 76,274	\$30.00	Vacant, level corner site to be improved with single-story medical office buildings totalling 18,000 sq. ft. Sold 9/20/04 for 23.00/sq./ ft.
4	11239 Lakewood Blvd. Downey 6255-005-019 thru 027	Phillips Revocable Trust Foundations, LLC	8/2/2004 1974729	\$1,895,000	1.45 63,087	\$30.04	Vacant, level site just south of Firestone Bl. Near heavily travelled commercial area,
5	SEC Gale & Jellick City of Industry 8264-022-015	LBA Realty Fund Y Y Lin	3/23/2005 661409	\$6,680,000	4.93 214,751	\$31.11	Vacant, generally level. Adjacent to 60 freeway. 92,000 sq. ft. of office and retail planned. Sold 6/14/04 for \$26.39/sq. ft.